



Dean Close, Hanham, Bristol, South
Gloucestershire, BS15 3HU

£695,000

LOCATION-LOCATION-LOCATION Occupying an enviable location with an uninterrupted view towards the stunning Avon Valley and just steps away from the Avon Valley Panorama viewpoint with its wonderful views is this spacious four-bedroom detached property. Dean Close is a delightful row of just six executive properties which are seldom available to the market. This lovely family home offered with NO ONWARD CHAIN offers light and airy accommodation to briefly include an entrance hallway with cloakroom, a spacious lounge with an opening into the dining room and a modern well-appointed kitchen to the ground floor. To the first floor can be found four generous bedrooms, the principal bedroom benefitting an en suite and a modern family bathroom. Further benefits include double glazing, gas central heating, an enclosed, easily maintained rear garden and a driveway which leads to a double garage. A unique opportunity to purchase a property in a super quiet location yet perfectly position for Bristol and Bath City Centres, local schools, and the shopping facilities of Hanham High Street with its array of independent shops, cafes, and eateries. Early viewing advised.

Entrance

Composite glazed entrance door with double glazed side panels to the entrance lobby, hardwood door with obscure glazed side panels to the entrance hallway.

Entrance Hallway

Staircase to the first floor, under stair storage cupboard, radiator, door into the lounge, door into the kitchen, door into the cloakroom, cupboard housing the meter cupboards, engineered Oak flooring, coving.

Lounge

15' 1" x 12' 2" (4.61m x 3.70m)
Upvc double glazed window to front, feature fireplace with gas fire, double radiator, coving, opening into the dining room (double doors have been taken off but are available to be fitted), TV point. engineered Oak flooring.

Dining Room

12' 2" x 9' 10" (3.71m x 3.00m)
Double glazed sliding doors to the rear garden, door to the hallway, double radiator, coving, engineered Oak flooring.

Cloakroom

6' 7" x 3' 5" (2.01m x 1.04m)
Upvc double glazed obscure window to the rear, vanity unit with low level WC with concealed cistern and inset wash hand basin, radiator, half tiled walls.

Kitchen

11' 5" x 10' 3" (3.49m x 3.12m)
Upvc double glazed window to the rear, range of hi gloss wall and base units with marble worktops and upstands,

stainless steel sink unit with mixer tap, integrated fridge/freezer, there is an opening into the utility area.

Utility Area

9' 2" x 7' 4" (2.80m x 2.23m)
Square opening from the kitchen area, Upvc double glazed window to the rear, Upvc double glazed door to the side, range of hi gloss wall and base units with marble worktops and upstands, a further integrated fridge, range cooker with stainless steel cooker hood and back splash, wall mounted gas boiler, stainless steel sink unit with mixer tap, space for a washing machine and tumble dryer or dishwasher.

First Floor Landing

Access to partly boarded loft space, door to airing cupboard, doors to bedrooms and family bathroom loft space.

Bedroom One

12' 6" x 10' 3" (3.80m x 3.13m)
Upvc double glazed window to the front, radiator, fitted wardrobe and door into the ensuite.

En-Suite

9' 1" x 4' 2" (2.760m x 1.27m)
Upvc double glazed obscure window to the side, double shower cubicle with mains shower, vanity unit with low level WC and concealed cistern and inset wash hand basin, heated towel rail, fully tiled walls and tiled flooring, inset down lighting.

Bedroom Two 11' 3" x 10' 10" (3.42m x 3.30m)

Upvc double glazed window to the front, fitted wardrobe, radiator.





Bedroom Three

10' 1" x 9' 2" (3.07m x 2.80m)

Upvc double glazed window to the rear, fitted wardrobe and chest of drawers, radiator.

Bedroom Four

11' 6" x 7' 6" (3.50m x 2.29m)

Upvc double glazed window to the rear, radiator.

Bathroom

9' 3" x 6' 3" (2.82m x 1.91m)

Upvc double glazed obscure window to rear, modern white suite comprising of a panel bath with shower over, vanity unit with inset wash hand basin and a low-level WC with concealed cistern, radiator. fully tiled walls and tiled flooring, extractor fan and shaver point.



Front garden

The front garden is laid to lawn with a driveway providing off street parking which leads to a double garage. There is gated access to the rear garden.

Double Garage

There are two integral garages which have an opening in between them. Garage 1: 15'4 x 8'0, Garage 2: 17'9 x 8'1 with two electric roller shutter doors, power and light supply and a double-glazed window and door to the side and an electric car charging point.

Rear Garden

There is a generous rear garden which is easily maintained having been laid to patio and and slate chippings. There are two patio areas with mature flower shrub and tree borders and gated access to the side of the property.



Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band F

Solar Panels

This property benefits from Solar Panels which are owned and not leased.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol